

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Residential use to Commercial use zone (Category – ‘C’) to the site in property bearing Plot No.58/A, Jubilee Hills, falling in Sy.No.120 (New) of Shaikpet Village and Sy.No.102/1 of Hakeempet Village total admeasuring to an extent of 1288 Sq.Yards – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 47,

Dated:06.02.2014.

Read the following:

1. From the Greater Hyderabad Municipal Corporation, Hyderabad, Letter No.B/2489/CCP/ CZ/C10/GOVT/GHMC/2012/402, dated 6.12.2012.
2. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No.9015/PD1/Plg/HMDA/2012, dated 5.1.2013, 7.3.2013 and 11.06.2013.
3. Government Memo. No.20651/11/2012-4, Municipal Administration and Urban Development Department, dated 19.6.2013.
4. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No.9015/PD1/Plg/HMDA/2012, dated 29.1.2014.

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ORDER:

The draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile MCH area (HMDA core area) issued vide G.O.Ms.No.363 MA, dt: 21.08.2010, GHMC Circle No. X (Old Circle.No. V) issued in Government Memo 3rd read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.425, Part-I, dated 24.6.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.1,91,231/- (Rupees one lakh ninety one thousand two hundred and thirty one only) towards development charges. Hence, the draft variation is confirmed.

2. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated:12.02.2014.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad.
The District Collector, Ranga Reddy District.
Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) of erstwhile MCH area (HMDA core area) issued vide G.O.Ms.No.363 MA, dated 21.08.2010, GHMC Circle No. X (Old Circle.No.V) the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.425, Part-I, dated 24.6.2013 as required by sub-section (3) of the said section.

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VARIATION

The site in Plot.No.58/A, Jubilee Hills in Sy.No.120(New) of Shaikpet (V) and Sy.No.102/1 of Hakeempet (V), Hyderabad District to an extent of 1288 Sq. Yds, which is presently earmarked for Residential use zone in the notified Revised Development Plan (Master Plan) of erstwhile MCH area (HMDA core area) issued vide G.O.Ms.No.363 MA, dt: 21.08.2010, GHMC Circle No. X (Old Circle.No.V) is designated as Commercial use zone (Category – 'C'), subject to the following conditions, that:

1. the applicant shall hand over the land free of cost to GHMC for widening of road No.10, Jubilee Hills to 120' duly affected equal extent on both sides.
2. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. the change of land use shall not be used as the proof of any title of the land.
10. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. the owner / applicant shall approach the Municipal authorities for obtaining permission after demolition of the existing buildings after obtaining clearances if any required from ULC authorities.
13. the applicant shall pay impact fee of 3 times the rate prescribed for Category-C roads under G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 at the time of building permission.
14. the activities indicated under category – C in G.O.Ms.No.766, MA & UD (I1) Department, dated: 18.10.2007 only shall be allowed.
15. the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH : Under ground water pipe line (Existing 18'-0" wide C.C. Road).

SOUTH : Existing 30'-0" wide C.C. Road (As per Master Plan proposed as 60'-0" wide road)

EAST : Plot.No.58/Part of Jubilee Hills Layout Road.No.8.

WEST : Under ground water pipe line (Existing 30'-0" wide C.C. Road)

Dr.S.K.JOSHI,
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER